



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Architectural Review Board

FROM: Wendy Lao, Assistant Planner

MEETING DATE: January 12, 2016

SUBJECT: Consideration of Architectural Permit Application No. AP 15-750 to allow the addition of second-story roof shed dormers of 521 square feet, the addition of a first-story entry of 23 square feet, the addition of a covered canopy of 33 square feet, and the addition of a 13.6 square feet water heater closet, to an existing two-story residence of 2,041 square feet, for a total two-story residence of 2,111 gross square feet, pursuant to PGMC §23.70.060(c).

ADDRESS: 261 Spruce Ave.; Lots 11 and 13, Block 141, PG Addition
APN: 006-518-006

**ZONING/
LAND USE:** R-1
Medium Density to 17.4 DU/ac

APPLICANT: Teri Takikawa, Architect, on behalf of Dan & Joanna Biondi, Owners

CEQA: Categorical Exemption under CEQA Guidelines Section 15301(e)(1), Class 1.

RECOMMENDATION

Review the application and permit final approval.

BACKGROUND AND PROJECT DESCRIPTION

The site is a corner lot of 5,558 square feet. The subject site is developed with a two story, single family residence of approximately 1,825 gross square feet, and a detached garage of 216 square feet, for a total of 2,041 gross square feet. The subject property was built in 1920. An Initial Historic Screening was completed by the City of Pacific Grove, and the Historic Resources Committee determined that the property is ineligible as a “Historical Resource”. The subject site is located in the Area of Special Biological Significance Watershed. The subject site is surrounded predominately with single-story single-family residences, with one two-story residence across the street.

R-1 Zoning Regulations:

The allowable maximum building coverage is 40% (2,223 square feet) and the proposed project (1,332 square feet) is under the 40% building coverage.

The allowable maximum site coverage is 60% (3,334 square feet) and the proposed project (2,212 square feet) is under the 60% site coverage.

The allowable maximum gross floor area is 2,718 square feet, and the proposed project (gross floor area of 2,111 square feet) is under the maximum allowed.

The allowable maximum height limit is 25 feet, and the proposed project with a height of 23 feet and 5.5 inches is under the maximum allowed.

DISCUSSION

Architecture Review Guidelines:

Guideline #24: A new structure should appear similar in scale to those seen as traditional in the neighborhood.

Guideline #25: If a building would be larger than seen traditionally in the area, consider methods to reduce its perceived size.

Guideline #28: An addition should complement and balance the overall form, mass, and composition of the existing building.

Guideline #33: Door and window proportions should relate to the scale and style of the building itself.

Guideline #35: Design a façade to appear similar in scale and character to those in its context.

Staff has concerns that the proposed mass, particularly on the North (Spruce Avenue) elevation, appears larger than what is characteristically seen in the neighborhood. The applicant has proposed board and batten siding on the dormers, rather than continue the shingle siding, in order to reduce its perceived size.

Staff also has concerns that the windows, particularly on the North (Spruce Avenue) elevation, appear to not be in proportion to the scale of the building. The applicant plans to have another proposal at a later date to address the windows and create a more consistent and uniform appearance, and is willing to share the overall design if necessary to move forward with the approval.

ALTERNATIVES

1. Approval of AP 15-750, subject to the staff-recommended findings and conditions; or
2. Approval of a modified AP 15-750, citing findings and conditions; or
3. Defer the approval to staff or request a subcommittee made up of Architectural Review Board members for final approval; or
4. Recommend denial of AP 15-750, citing findings.

CONDITIONS

Staff recommends approval of AP 15-750, subject to the recommended conditions (See Attachment C, Draft Permit).

ATTACHMENTS

1. Attachment A – Permit Application
2. Attachment B – Project Data Sheet
3. Attachment C – Draft Permit
4. Attachment D – CEQA Exemption Form
5. Attachment E – Initial Historic Screening Determination
6. Attachment F – Water Credit Form
7. Attachment G – Site Plans



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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Permit & Request Application

Project Permit(s) & Fees			App. #:
Permit:	Fee:	Multiple Permit Discount:	AP 15-750
_____	_____	_____	Date: 11/19/15
_____	_____	_____	Received By: WL
_____	_____	_____	Total Fee: 3,530.06

Project/Property Information	
Project Address: 261 Spruce Ave.	APN: 006-518-006-000
Lot: 1/2 of Lots 11 & 13 Block: 141	Tract: PG App 4 N
ZC: R-1 GP: _____	Lot Size: 5553 sq ft
Project: Remodel: Addition to a 2-story SFH	
Description: Addition of new 200 sq ft roof shed dormers (10' x 35' ft) additional sq. ft living proposed; New 3' x 3' ft canopy. INTERIOR REMODEL ON 200 FLOOR. 12 SF new	
Applicant Name: Teri Takikawa	Phone #: 831-521-0194
Mailing Address: 12 Piedras Blancas Carmel Valley, CA 93924	
Email Address: TATAKIKAWADESIGNS@GMAIL.COM	
Owner Name: DAN & JOANNA BIGNO	Phone #: 831-708-8820
Mailing Address: 261 Spruce Ave. Pacific Grove, CA 93950	
Email Address: DANB@QUALITECHCO.COM	

Permit(s)/Request(s)			
<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HPP: Historic Preservation Permit	<input type="checkbox"/> AVAR: Administrative VAR
<input checked="" type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HDP: Historic Demolition Permit	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HRP: Historic Relocation Permit	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> C-1 Interp. of Permitted Uses	<input type="checkbox"/> HD: Historic Determination	<input type="checkbox"/> IS & ND/MND: Initial Study
<input type="checkbox"/> ASP: Administrative SP	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit w/ Dev't	<input type="checkbox"/> EIR: Env. Impact Report
<input type="checkbox"/> TTM: Tentative Tract Map	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Permit Undocumented Unit	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> FTM: Final Tract Map	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> GPA: General Plan Amendment	<input type="checkbox"/> Other _____
<input type="checkbox"/> SPR: Site Plan Review	<input type="checkbox"/> COC: Certificate of Compliance	<input type="checkbox"/> ZCA: Zoning Code Amendment	<input type="checkbox"/> Other _____

CEQA Determination	Review Authority	Does the property have?	Is the property within?
<input type="checkbox"/> Cat. Exempt, Class:	<input type="checkbox"/> Staff <input type="checkbox"/> NRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA <input type="checkbox"/> HRC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC <input type="checkbox"/> PC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> EIR: Environmental Impact Report	<input type="checkbox"/> ARB <input type="checkbox"/> CC		<input type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
			<input type="checkbox"/> BP: Butterfly Preserve Buffer

CERTIFICATION - I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge. If the owner is not available for signature, written/electronic and signed verification from the owner shall be required at the time of submittal agreeing to 1) the Applicant acting as their agent, 2) this Certification and 3) the Applicant acknowledgement below.

RECEIVED 11/15/15 Date
 Owner Signature (Required) Date 11/19/15

1530.06
 395.00
 2.00
PAID
 3,927.06
 11-19-15

NOV 19 2015
 CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT

PROJECT DATA SHEET

Project Address: 261 SPRUCESubmittal Date: 11/19/15Applicant(s): TERI TAKIYAWAPermit Type(s) & No(s): AP 15-750

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	same	same	
Building Site Area	5,558 sf	same	same	
Density (multi-family projects only)	-	-	-	
Building Coverage	40% (2223.2sf)	1,296	1,332 sf	
Site Coverage	60% (3334.8sf)	2,176	2,212 sf	
Gross Floor Area	2,718 sf	2,041	3,111 sf	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced	-	-	REPLACING 23 sf	new entry
Exterior Lateral Wall Length to be demolished in feet & % of total*	-	-	- ft/ - %	
Exterior Lateral Wall Length to be built	-	-	-	
Building Height	25' max	23' 5.5"	same	
Number of stories	2	2	same	
Front Setback	15'	15'	same	
<u>EAST</u> Side Setback (specify side) 10%	7'8"	15'4"	same	
<u>WEST</u> Side Setback (specify side) 10%	7'8"	17'0.5"	13'7.5"	
Rear Setback	15' min	20'	same	
Garage Door Setback	20'	39'	same	
Covered Parking Spaces	1	1	same	
Uncovered Parking Spaces	1	2	same	
Parking Space Size (Interior measurement)	9' x 20'	9 x 17	same	
Number of Driveways	1	1	same	
Driveway Width(s)	-	9'	same	
Back-up Distance	-	38'	same	
Eave Projection (Into Setback)	3' maximum	-	-	
Distances Between Eaves & Property Lines	3' minimum	-	-	
Open Porch/Deck Projections	-	-	-	none into setbacks
Architectural Feature Projections	-	-	-	none into setbacks
Number & Category of Accessory Buildings	-	1	1	detached garage
Accessory Building Setbacks	-	3' side, 15.3' rear	same	detached garage
Distance between Buildings	3	7'	same	
Accessory Building Heights	-	-	-	
Fence Heights	-	-	-	

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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ARCHITECTURAL PERMIT (AP) 15-750

FOR A PROPERTY LOCATED AT 261 SPRUCE AVENUE TO ALLOW THE ADDITION OF SECOND-STORY ROOF SHED DORMERS OF 521 SQUARE FEET, THE ADDITION OF FIRST-STORY ENTRY OF 23 SQUARE FEET, THE ADDITION OF A COVERED CANOPY OF 33 SQUARE FEET, AND THE ADDITION OF A 13.6 SQUARE FEET WATER HEATER CLOSET, TO AN EXISTING TWO-STORY RESIDENCE OF 2,041 SQUARE FEET, FOR A TOTAL TWO-STORY RESIDENCE OF 2,111 GROSS SQUARE FEET.

FACTS

1. The subject site is located at 261 Spruce Avenue, Pacific Grove, 93950. (APN 006-518-006)
2. The subject site has a designation of Medium Density 17.4 DU/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1 zoning district.
4. The subject site is a corner lot of 5,558 square feet.
5. The subject site is developed with a two story, single family residence of approximately 1,825 gross square feet, and a detached garage of 216 square feet, for a total of 2,041 gross square feet.
6. The subject site was built in 1920 and is not on the City's Historic Resources Inventory.
7. An Initial Historic Screening was completed by the City of Pacific Grove, and the Historic Resources Committee determined at its December 16, 2015 meeting that the property is ineligible as a "Historical Resource" because the property has undergone significant alterations to the primary or most visible façade.
8. The subject site is located in the Area of Special Biological Significance Watershed.
9. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e)(1), Class 1.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements, and;
2. The architecture and general appearance of the completed project are compatible with the neighborhood, and;
3. The proposed development is in conformance with the Monterey Peninsula Water Management District, and;
4. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
5. The Board have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit (AP) 15-750

Per Pacific Grove Municipal Code 23.70.060(c) with the following conditions:

CONDITIONS OF APPROVAL

1. **Permit Expiration:** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance:** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions:** These terms and conditions shall run with the land, and it is the intention of the CEDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building:** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Water Credits:** A water credit form must be completed properly prior to issuance of the building permit.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
7. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
8. **Exterior Lighting:** All exterior lighting must conform to Architectural Review Guidelines No. 10, 11, and 12.
9. **Conformance to Plans.** Development of the site shall conform to approved plans for “Dan & Joanna Biondi Residence” submitted January 5th, 2015, on file with the Community and Economic Development Department and to the Building Code, with the exception of any subsequently approved changes.
10. **Conditions of Approval in Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes approval of Architectural Permit (AP) 15-411 to allow the addition of second-story roof shed dormers of 521 square feet, the addition of first-story entry of 23 square feet, the addition of a covered canopy of 33 square feet, and the addition of a 13.6 square feet water heater closet, to an existing two-story residence of 2,041 square feet, for a total two-story residence of 2,111 gross square feet.
3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 12th of January, 2015, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

Dan and Joanna Biondi

Date



CITY OF PACIFIC GROVE

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NOTICE OF EXEMPTION FROM CEQA

7a.

Property Address/Location: 858 17 Mile Drive, Pacific Grove, CA 93950

Project Description: AP 15-750

Description: To allow the addition of second-story roof shed dormers of 521 sf, the addition of first-story entry of 23 sf, the addition of a covered canopy of 33 sf, and the addition of a 13.6 sf water heater closet, to an existing two-story residence of 2,041 sf, for a total of a two-story residence with existing detached garage of 2,111 gross sf.

APN: 006-518-006

ZC: R-1 GP: Medium Density to 17.4 DU/ac Lot Size: 5,558 sf

Applicant Name: Teri Takikawa Phone #: (831) 659-1839

Mailing Address: 12 Piedras Blancas, Carmel Valley, CA 93924

Email Address: TakikawaDesigns@gmail.com

Public Agency Approving Project: City of Pacific Grove, Monterey County, California

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption

Type and Section Number: Categorical Exemption - Section 15301(e)(1) Class 1

Exemption Findings:

The project includes the first-floor addition of 36.6 square feet, and second-story dormer additions of 521 square feet, and therefore qualifies for a Categorical Exemption from CEQA requirements, pursuant to Section 15301(e)(1) – Existing Facilities.

The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Contact: Wendy Lao, Assistant Planner **Contact Phone:** (831) 648-3185

Signature:

Date: January 5, 2015



PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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Initial Historic Screening Determination

Address: 261 Spruce Ave. APN: 006-518-006
 Owner: Dan Biondi Jr. Applicant: Teri Takikawa

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 12/16/15 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

- Determined to be ineligible as an "Historical Resource," due to the following criteria:
- 1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.
 - Plaster on lath shingles, expand living room, remove chimney, etc.
 - Building Permits
 - 2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;
 - or
 - 2b. The property does not exhibit unique architectural, site or locational characteristics.
 - 3. The property is not associated with important persons, events or architecture.
- Determination of ineligibility cannot be made.

HRC Comments:

Maureen Mason, HRC Chair

Date 12/16/15

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

- Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.
- Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment (DPR 523 Form) is required.

Mark Brodeur, CEDD Director

Date 12/9/15

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:

Monterey Peninsula Water Management District Permit Office
5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558
Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: Dao Bianni

Daytime telephone: _____

Mailing Address: 261 Spence Ave
Pacific Grove, CA 93950

2. AGENT/REPRESENTATIVE INFORMATION:

Name: Teri Takikawa

Daytime telephone: 831-521-0744

Mailing Address: 12 Piedras Blancas
Crescent Valley, CA 93924

3. PROPERTY INFORMATION:

What year was the house constructed? 1930 Existing Square-footage _____ Proposed Square-footage _____

Address: 261 Spence Ave Assessor Parcel Number _____ - _____ - _____

Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? _____

Water company serving parcel: Cal San Account Number: _____

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed): Additional: Removal to 10 existing SPD

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	5.0	x 1.0 =	5.0
Two Washbasins in the Master Bathroom*		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	3	x 1.8 =	5.4
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower*		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)		x 2.0 =	
Shower, each additional fixture (heads, body spray)	2	x 2.0 =	4.0
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)	1	x 2.0 =	2.0
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer	1	x 2.0 =	2.0
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink	1	x 1.0 =	1.0
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
Other		x _____ =	
Other		x _____ =	
Other		x _____ =	
Other		x _____ =	

Table No. 2 Post Project Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	2	x 1.0 =	2.0
Two Washbasins in the Master Bathroom	1	x 1.0 =	1.0
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	3	x 1.8 =	5.4
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)	3	x 0.8 =	2.4
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)		x 2.0 =	
Shower, each additional fixture (heads, body spray)	1	x 2.0 =	2.0
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)	1	x 2.0 =	2.0
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer	1	x 2.0 =	2.0
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink	1	x 1.0 =	1.0
Instant-Access-Hot-Water System (fixture credit)		x <0.5> =	
New Connection – Refer to District Rule 24-A5 "Exterior Residential Water Demand Calculations"		x _____ =	
Subtotal proposed fixtures			
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

• Use this fixture count if a previous Permit was issued under Ordinance 80 to utilize the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = 17.4

PROPOSED FIXTURE UNIT COUNT TOTAL = 17.4

DEED RESTRICTION REQUIRED FOR ALL WATER PERMITS - PERMIT PROCESS MAY TAKE UP TO THREE WEEKS

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water.

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Signature of Owner/Agent: Teri Takikawa

11/19/15
Date

Pacific Grove, CA
Location Where Signed

Print Name

File or Plan Check Number _____

AUTHORIZATION FOR WATER PERMIT – JURISDICTION USE ONLY

_____ AF Paralta Allocation _____ AF Public Credits _____ AF Second Bathroom Protocol
_____ AF Pre-Paralta Credits _____ WDS (Private Well) _____ Water Entitlement No water needed

Notes: _____ Authorized by: _____ Date: _____

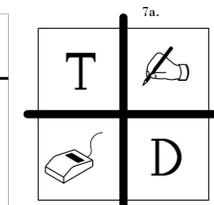
This form expires one year from date of authorization for this project by the jurisdiction.

White copy-MPWMD

Yellow copy-applicant

Pink copy-jurisdiction





Takikawa Designs
12 Piedras Blancas
Carmel Valley, California 93924
P/F 831.659.1839
ttakikawadesigns@gmail.com

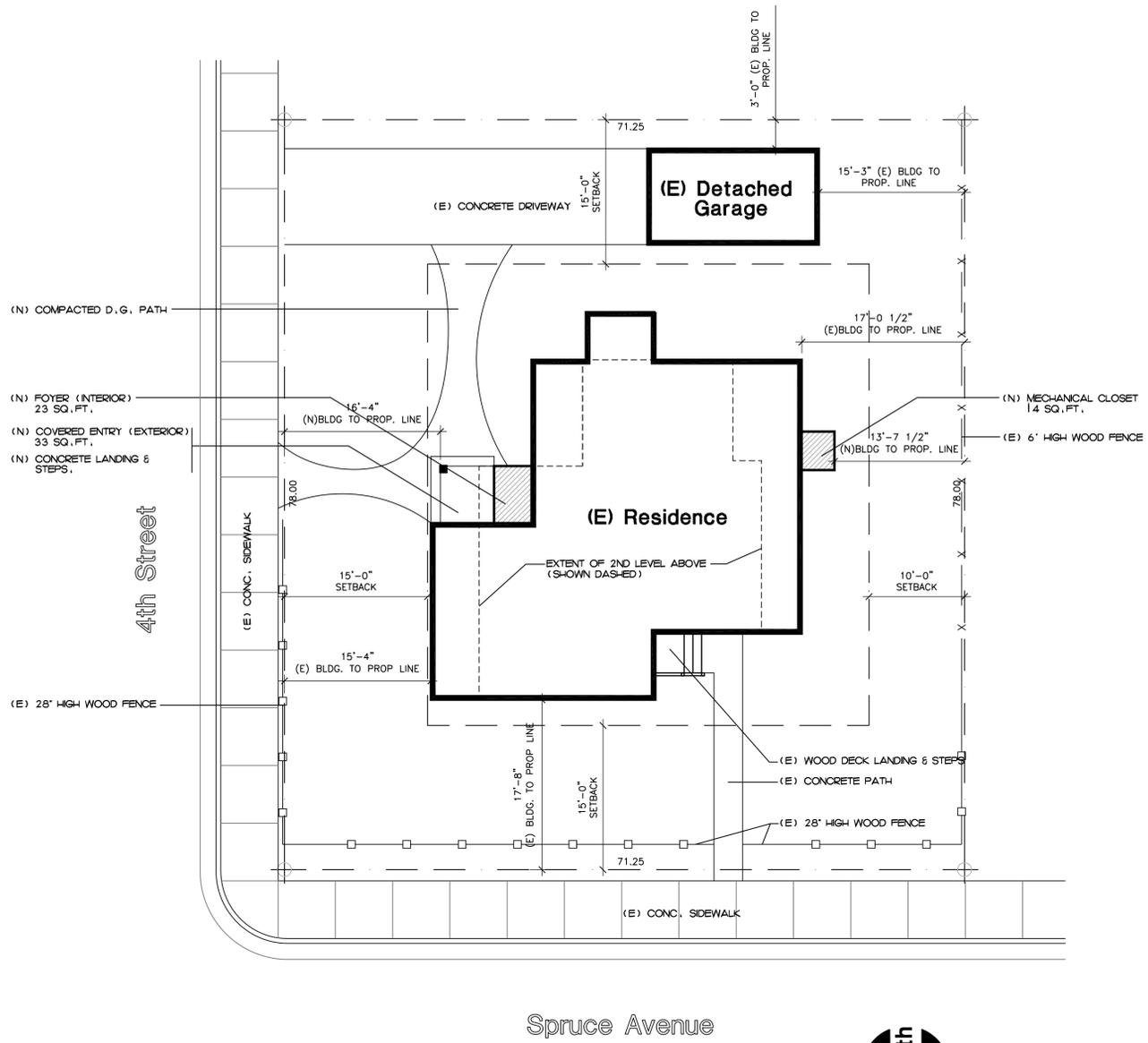
proposed remodel to a single family dwelling for
Dan & Joanna Biondi
 261 Spruce Avenue Pacific Grove, California 93950 A.P.N. 006-518-006-000

Project Description

THIS PROJECT PROPOSES A REMODEL TO AN EXISTING SINGLE FAMILY DWELLING. PROPOSED NEW WORK SHALL INCLUDE AN INTERIOR REMODEL OF THE SECOND LEVEL AREAS TO INCLUDE THE MASTER BEDROOM, MASTER BEDROOM CLOSET & SECOND LEVEL BATHROOM. NEWLY PROPOSED CONTINUOUS SHED DORMERS ARE PROPOSED IN THESE AREAS. A NEW COVERED ENTRY CANOPY, LANDING AND ENTRY STEPS RELOCATE THE PRIMARY ENTRY POINT TO THE HOME TO THE EAST OF THE HOME (FACING 4TH STREET). A NEW EXTERIOR MECHANICAL CLOSET IS PROPOSED ON THE WEST SIDE OF THE HOME, HOUSING A TANKLESS WATER HEATER AND SOFTENER EQUIPMENT. NEW EXTERIOR FINISHES ON THE NEW DORMERS, MECHANICAL CLOSET AND EXISTING WALLS ON THE POP-OUT STRUCTURE FACING THE SOUTH SHALL BE BOARD AND BATTEN SIDING TO MATCH EXISTING EXTERIOR WALLS AND TRIM COLORS. SECOND FLOOR WINDOWS SHALL BE DUAL-PANE, LOW 'E' DIVIDED LITE, PVC-CLAD UNITS. NO ADDITIONAL WATER FIXTURE UNITS ARE PROPOSED, HOWEVER FIXTURE LOCATIONS AND TYPES ARE PROPOSED TO BE CHANGED PER THESE DRAWINGS.

Project Data

OWNER: JOANNA & DANIEL BIONDI 261 SPRUCE AVENUE PACIFIC GROVE, CA, 93950		ZONING REQUIREMENTS CONT.:	
ASSESSORS PARCEL NUMBER: 006-512-011		FRONT SETBACK:	15 FT.
PROJECT STREET ADDRESS: 261 SPRUCE AVENUE PACIFIC GROVE, CALIFORNIA 93950		SIDE SETBACKS FOR CORNER LOT: 20% OF SITE WIDTH / MAX.:	10'-0"
HISTORIC STATUS: FILED FOR EXEMPTION REQUEST WITH ARB / PLANNING REVIEW		REAR SETBACK: REAR YARD ABUTTING STREET:	15'-0"
DESIGNATED ZONING: R-1 DISTRICT		GARAGE DOOR SETBACK:	10 FT.
PARCEL AREA: MIN. LOT WIDTH 71.25 FT. MIN. LOT LENGTH 78.00 FT. 5,558 SQ. FT.		ALLOWABLE MAXIMUM HT. OF STRUCTURES:	25 FT. / 2 STORY
ZONING REQUIREMENTS:		ALLOWABLE HEIGHT:	25 FT. / 2 STORY
PARKING REQUIREMENT:		ALLOWABLE GROSS FLOOR AREA:	2,718 SQ. FT.
EXISTING PARKING:		ALLOWABLE BUILDING COVERAGE:	2,223 SQ. FT. / 40%
PROPOSED PARKING:		FLOOR AREA CALCULATIONS:	
GRADING:		EXISTING BUILDING AREAS	
TREES:		1ST FLOOR AREA OF EXISTING RESIDENCE:	
		2ND FLOOR AREA OF EXISTING RESIDENCE:	
		TOTAL FLOOR AREA OF EXISTING RESIDENCE:	
		FLOOR AREA OF EXISTING DETACHED GARAGE:	
		TOTAL AREA OF EXISTING RESIDENCE w/ GARAGE:	
		NEW BUILDING AREAS	
		NEWLY ADDED FLOOR AREA:	
		NEWLY ADDED CANOPY (COVERED) AREA:	
		NEW & EXISTING BUILDING AREAS	
		EXISTING & NEW FLOOR AREA:	
		EXISTING DETACHED 2 CAR GARAGE:	
		PROPOSED FLOOR AREA (FAR):	
		MAX. ALLOWABLE GROSS FLOOR AREA:	
		LOT COVERAGE CALCULATIONS:	
		PROPOSED COVERAGE OF NEW & EXISTING RESIDENCE:	
		PROPOSED COVERAGE OF EXISTING DETACHED GARAGE:	
		PROPOSED LOT COVERAGE:	
		MAX. ALLOWABLE LOT COVERAGE:	
		NON-PERMEABLE FLATWORK (CONC. WALKS, DRIVE, ETC) 600 SQ. FT. / 10.8%	
		PERMEABLE SURFACES (DECKS, D.G. PATHS, ETC.) 280 SQ. FT. / 5.0%	



Proposed Site Plan

1/8" = 1'-0"

Organization

THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG SUBCONTRACTORS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DIVIDE THE WORK.

COPIES OF THESE DRAWINGS ARE SUPPLIED TO THE OWNER, AND THE CONTRACTOR FOR USE IN THE CONSTRUCTION OF THIS PROJECT ONLY. THE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF THE OWNER. ALL DRAWINGS PREPARED BY TAKIKAWA DESIGNS ARE AND SHALL REMAIN THE PROPERTY OF TAKIKAWA DESIGNS.

IT IS THE INTENTION OF THESE PLANS AND SPECIFICATIONS TO COVER ALL THINGS REQUIRED TO MAKE COMPLETE AND OPERATIVE SYSTEMS. CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT, MISCELLANEOUS SERVICES, ETC., REQUIRED TO ACCOMPLISH THIS RESULT. ANYTHING WHICH MAY BE CONSTRUED AS A NECESSARY PART OF THE INSTALLATION IS TO BE INCLUDED WHETHER SPECIFICALLY SHOWN OR MENTIONED. TAKIKAWA DESIGNS WILL GIVE ANY INTERPRETATIONS NECESSARY FOR THE CONTRACTOR TO PROPERLY ESTIMATE THE PROJECT.

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THESE PLANS ARE A 'BUILDERS SET'. TAKIKAWA DESIGNS CONTRACTED TO PROVIDE A 'BUILDERS SET' WITH THE AGREEMENT THAT AN EXPERIENCED AND KNOWLEDGEABLE CONTRACTOR SHALL CONSTRUCT THIS PROJECT. THESE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION AND BUILDING PERMIT PURPOSES ONLY. THEY ARE NOT EXTENSIVELY DETAILED NOR ARE COMPLETE SPECIFICATIONS PROVIDED. FOR ITEMS, METHODS, AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENT OF THE APPLICABLE CODE SHALL GOVERN. THESE PLANS HAVE BEEN PRODUCED SOLELY FOR THE USE OF A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR. ANY OR PART OF ALL SYSTEMS, MATERIALS, CONNECTIONS, AND DETAILS ARE NOT SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY VERIFY AND INSTALL. THE PROJECT ENGINEER DOES NOT PROVIDE CONTINUOUS CONSTRUCTION OBSERVATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY AND CONSTRUCTION STANDARDS FOR THIS PROJECT. THE ENGINEER PROVIDES NO WARRANTY OR GUARANTEE ON THE FINAL PROJECT NOR DUTY TO ANY PERSON OR ENTITY BEYOND THE AFOREMENTIONED LIMITED INFORMATION OF THESE PLANS. THE ENGINEER IS IN NO WAY RESPONSIBLE FOR USE OF THE PROJECT DOCUMENTS OTHER THAN THE LOCATION DESIGNATED ON THESE PLANS.

Code Tabulation

THIS DEVELOPMENT SHALL MEET THE LATEST ADOPTED ADDITIONS OF THE CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA FIRE CODE, AND THE CALIFORNIA ELECTRICAL CODE (CEC) AS APPROVED BY THE BUILDING DEPARTMENT.

THE APPROVED PLANS AND SPECIFICATIONS DO NOT PERMIT THE VIOLATION OF ANY SECTION OF THE MOST CURRENT BUILDING CODE (BERRY EFFICIENCY STANDARDS OR OTHER COUNTY ORDINANCES OR STATE LAWS), CITY OF PACIFIC GROVE PLANNING & BUILDING CODES AND ORDINANCES w/ MOST CURRENT AMENDMENTS.

MONTEREY PENINSULA WATER DISTRICT ORDINANCES w/ MOST CURRENT AMENDMENTS.

THIS PROJECT SHALL COMPLY WITH:

- 2013 CALIFORNIA BUILDING CODE & APPENDICES 1 & J
- 2013 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2010 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 2013 CALIFORNIA FIRE CODE (CFC)
- 2013 CALIFORNIA EXISTING BUILDING CODE
- 2013 CALIFORNIA HISTORIC BUILDING CODE
- 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE

Vicinity Map



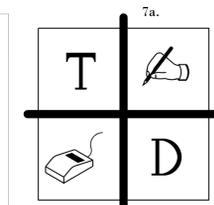
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OCTOBER 15, 2015

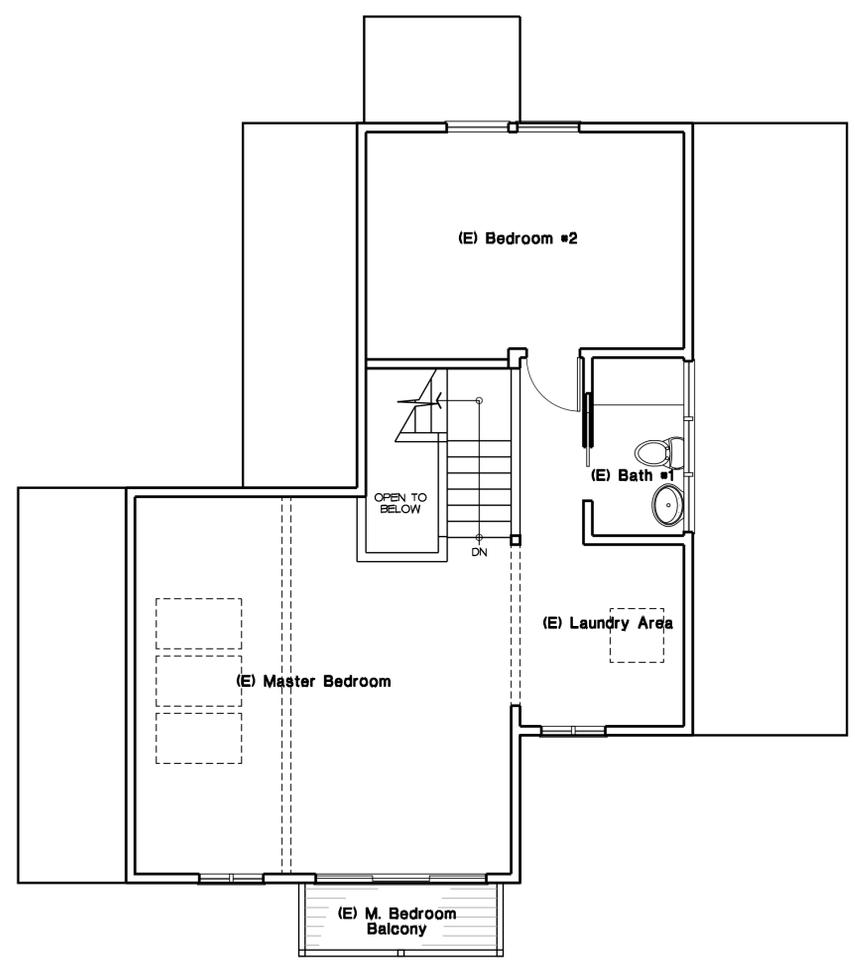
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14-01

drawn by:
T. TAKIKAWA

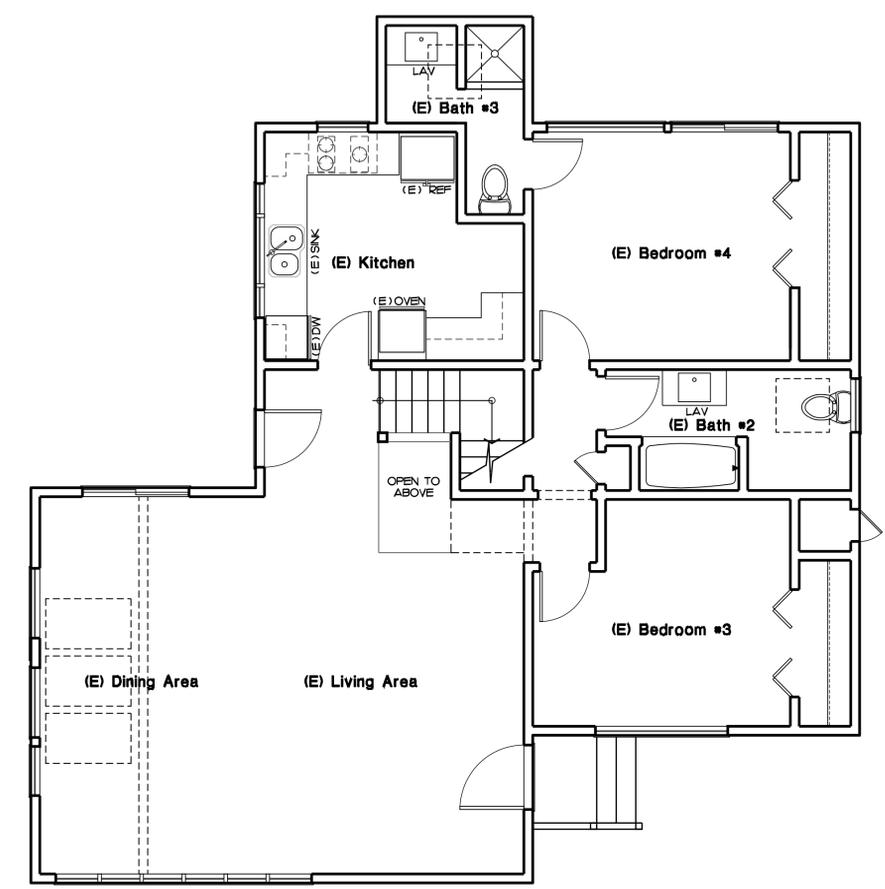
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As-Built / Existing 2nd Level Floor Plan



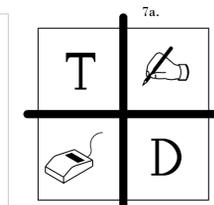
As-Built / Existing 1st Level Floor Plan

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	revisions: date: February 21, 2014 project no: 14-01 drawn by: T. TAKIKAWA
	sheet: <h2>D-1</h2>



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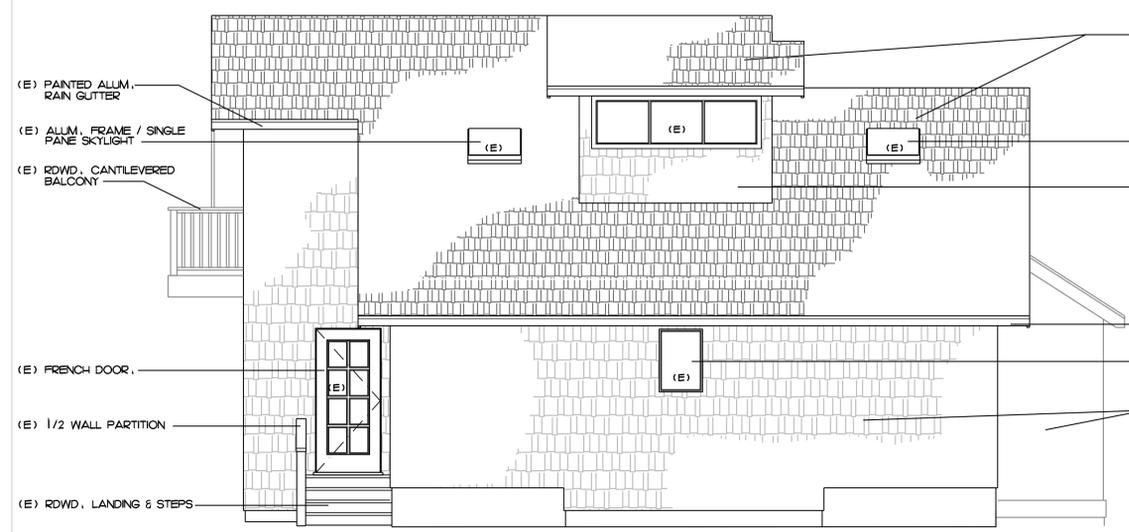
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OCTOBER 7, 2015

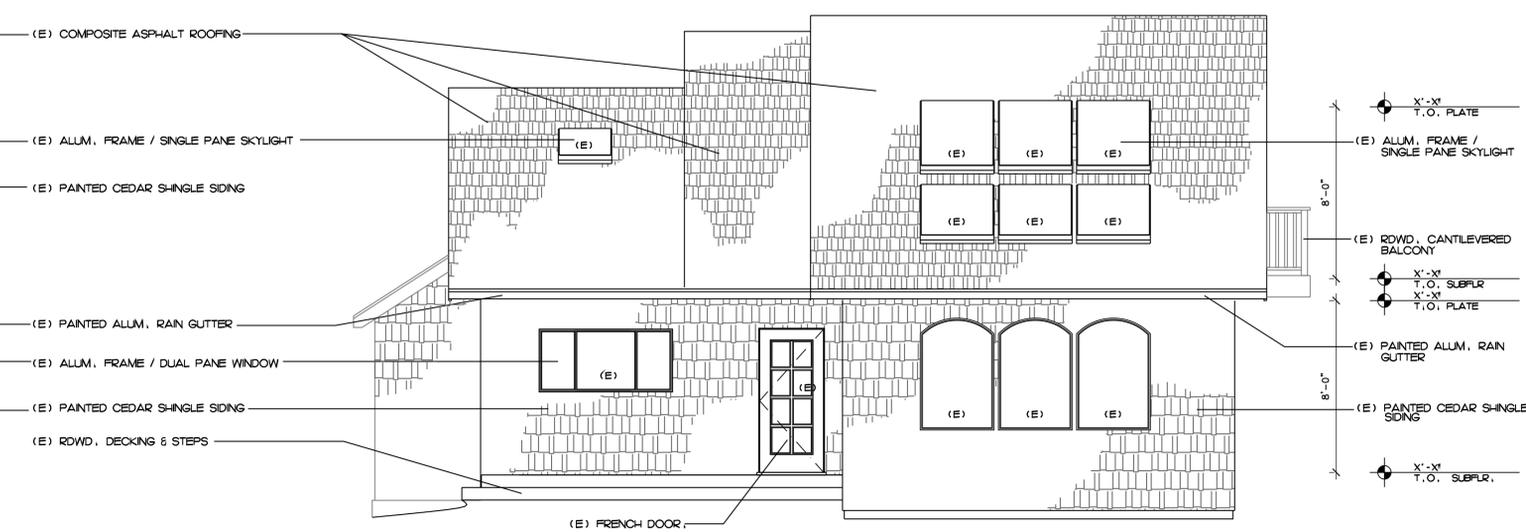
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14-01

drawn by:
T. TAKIKAWA

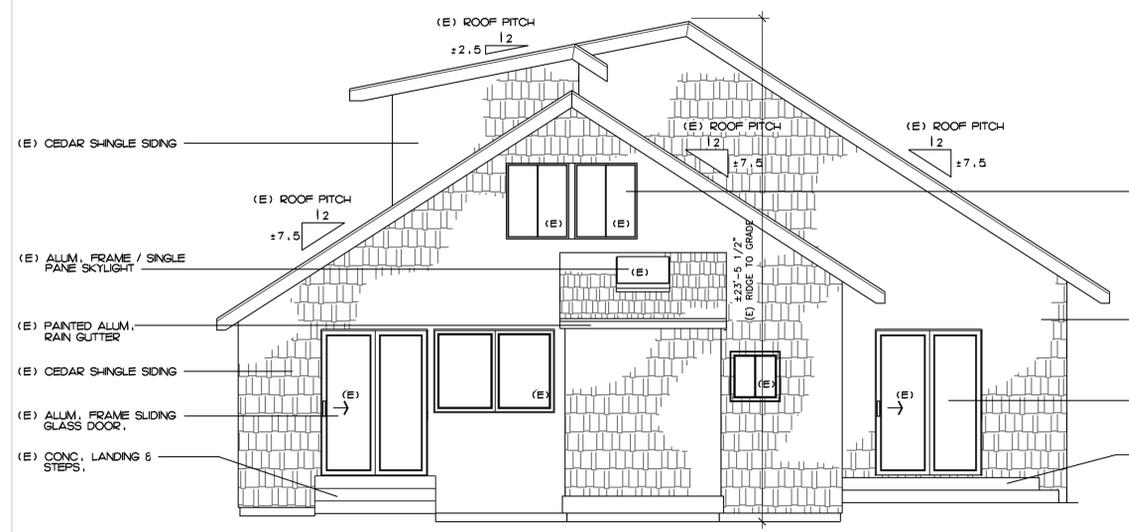
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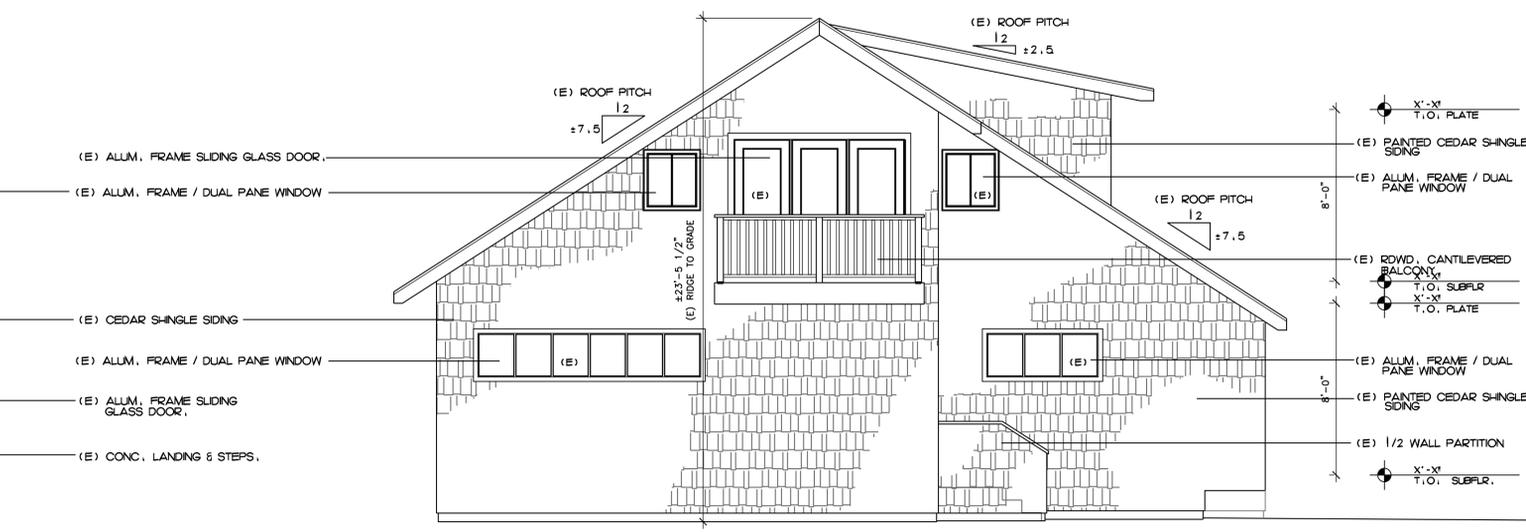
As-Built West Elevation
 1/4" = 1'-0"



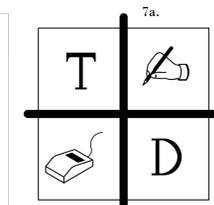
**As-Built East Elevation
 (4th Street)**
 1/4" = 1'-0"



As-Built South Elevation
 1/4" = 1'-0"



**As-Built North Elevation
 (Spruce Avenue)**
 1/4" = 1'-0"



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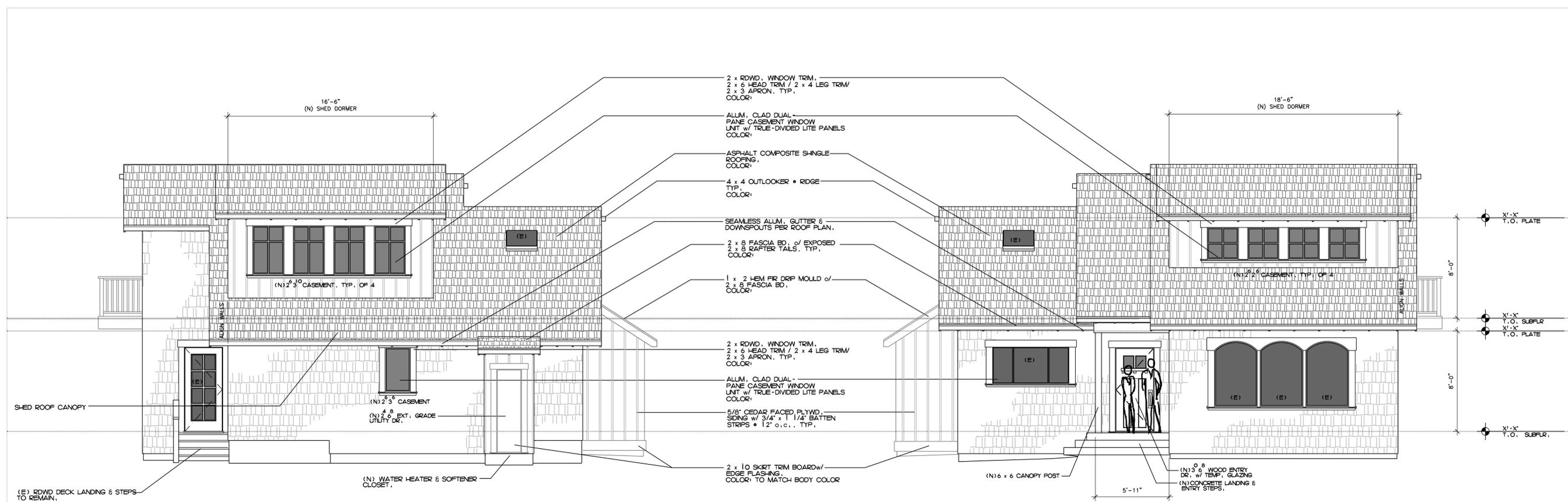
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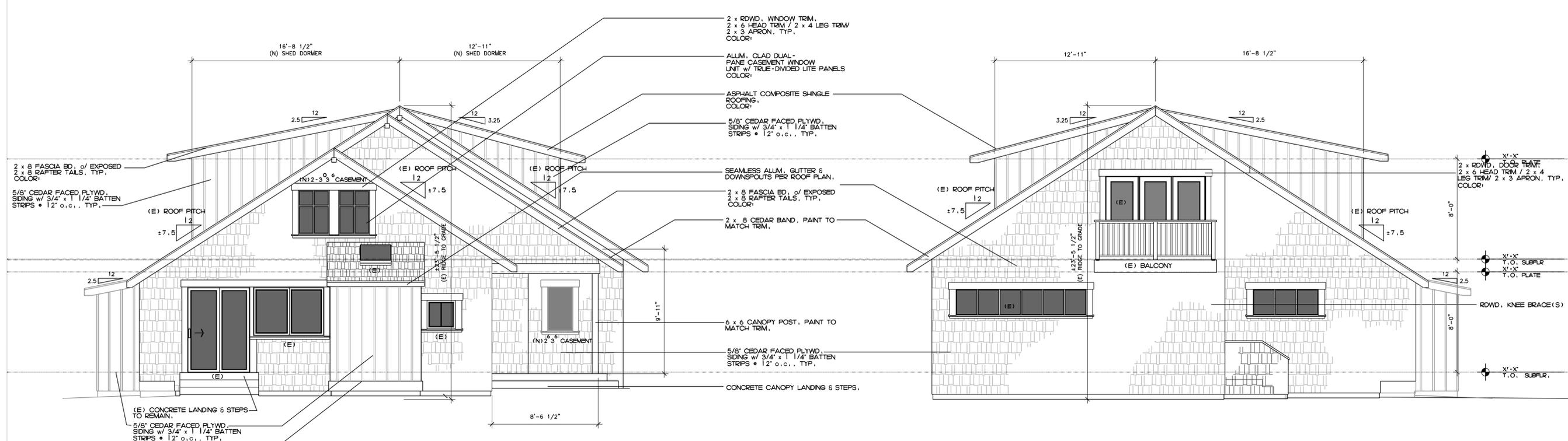
drawn by:
T. TAKIKAWA

sheet:
PD-2



Proposed West Elevation
 1/4" = 1'-0"

**Proposed East Elevation
 (4th Street)**
 1/4" = 1'-0"



Proposed South Elevation
 1/4" = 1'-0"

**Proposed North Elevation
 (Spruce Avenue)**
 1/4" = 1'-0"